

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 002 TOWN OF ADDISON

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	2,551,900	2,193,400	116.34	116.25	115.64	8.29	90.0	1.00
	TOTAL	10	2,551,900	2,193,400	116.34	116.25	115.64	8.29	90.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	2,551,900	2,193,400	116.34	116.25	115.64	8.29	90.0	1.00
	TOTAL	10	2,551,900	2,193,400	116.34	116.25	115.64	8.29	90.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	10	0	0.0	0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	10	0	0.0	0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0

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TAXATION DISTRICT 004 TOWN OF BARTON

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	1,039,800	969,000	107.31	107.86	105.78	3.08	100.0	1.01
	TOTAL	5	1,039,800	969,000	107.31	107.86	105.78	3.08	100.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	555,200	610,000	91.02	91.02	91.02	0.00	100.0	1.00
	TOTAL	1	555,200	610,000	91.02	91.02	91.02	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	1,595,000	1,579,000	101.01	105.05	105.28	4.91	100.0	1.04
	TOTAL	6	1,595,000	1,579,000	101.01	105.05	105.28	4.91	100.0	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 006 TOWN OF ERIN
 COUNTY 66 WASHINGTON
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	398,500	480,000	83.02	83.17	83.17	2.87	100.0	1.00
	IMPROVED	18	6,525,900	6,174,500	105.69	107.04	106.16	6.18	88.9	1.01
	TOTAL	20	6,924,400	6,654,500	104.06	104.65	105.12	7.78	80.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	149,700	150,000	99.80	99.80	99.80	0.00	100.0	1.00
	TOTAL	1	149,700	150,000	99.80	99.80	99.80	0.00	100.0	1.00
TOTAL	VACANT	2	398,500	480,000	83.02	83.17	83.17	2.87	100.0	1.00
	IMPROVED	19	6,675,600	6,324,500	105.55	106.66	105.89	6.17	89.5	1.01
	TOTAL	21	7,074,100	6,804,500	103.96	104.42	104.34	7.67	76.2	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	0	0.0	9	50.0	7	38.9	2	11.1	0	0.0	0	0.0
	TOTAL	20	0	0.0	0	0.0	2	10.0	8	40.0	8	40.0	2	10.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	19	0	0.0	0	0.0	0	0.0	9.5	50.0	7.5	39.5	2	10.5	0	0.0	0	0.0
	TOTAL	21	0	0.0	0	0.0	2	9.5	8.5	40.5	7.5	35.7	3	14.3	0	0.0	0	0.0

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TAXATION DISTRICT 008 TOWN OF FARMINGTON

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	787,400	474,900	165.80	224.50	153.16	62.95	33.3	1.35
	TOTAL	3	787,400	474,900	165.80	224.50	153.16	62.95	33.3	1.35
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	787,400	474,900	165.80	224.50	153.16	62.95	33.3	1.35
	TOTAL	3	787,400	474,900	165.80	224.50	153.16	62.95	33.3	1.35

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 010 TOWN OF GERMANTOWN

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	270,000	255,000	105.88	105.88	105.88	0.00	100.0	1.00
	TOTAL	1	270,000	255,000	105.88	105.88	105.88	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	270,000	255,000	105.88	105.88	105.88	0.00	100.0	1.00
	TOTAL	1	270,000	255,000	105.88	105.88	105.88	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
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TAXATION DISTRICT 012 TOWN OF HARTFORD

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	335,200	175,000	191.54	191.54	191.54	0.00	100.0	1.00
	IMPROVED	19	4,608,200	3,723,900	123.75	126.76	120.68	12.14	79.0	1.02
	TOTAL	20	4,943,400	3,898,900	126.79	130.00	120.99	14.43	75.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	134,100	90,000	149.00	149.00	149.00	0.00	100.0	1.00
	TOTAL	1	134,100	90,000	149.00	149.00	149.00	0.00	100.0	1.00
TOTAL	VACANT	1	335,200	175,000	191.54	191.54	191.54	0.00	100.0	1.00
	IMPROVED	20	4,742,300	3,813,900	124.34	127.87	120.99	12.67	75.0	1.03
	TOTAL	21	5,077,500	3,988,900	127.29	130.90	121.30	14.80	71.4	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	19	0	0.0	0	0.0	0	0.0	9.5	50.0	5.5	29.0	2	10.5	1	5.3	1	5.3
	TOTAL	20	0	0.0	0	0.0	0	0.0	10	50.0	5	25.0	2	10.0	1	5.0	2	10.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	20	0	0.0	0	0.0	0	0.0	10	50.0	5	25.0	3	15.0	1	5.0	1	5.0
	TOTAL	21	0	0.0	0	0.0	0	0.0	10.5	50.0	4.5	21.4	3	14.3	1	4.8	2	9.5

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TAXATION DISTRICT 014 TOWN OF JACKSON
 COUNTY 66 WASHINGTON
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	5	316,800	328,000	96.59	99.28	85.05	18.87	60.0	1.03
	IMPROVED	17	4,855,500	4,545,650	106.82	109.19	103.37	13.26	70.6	1.02
	TOTAL	22	5,172,300	4,873,650	106.13	106.94	102.23	14.74	59.1	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	5	316,800	328,000	96.59	99.28	85.05	18.87	60.0	1.03
	IMPROVED	17	4,855,500	4,545,650	106.82	109.19	103.37	13.26	70.6	1.02
	TOTAL	22	5,172,300	4,873,650	106.13	106.94	102.23	14.74	59.1	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	5	0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	0	0.0	1	20.0	1	20.0
	IMPROVED	17	0	0.0	0	0.0	1	5.9	7.5	44.1	4.5	26.5	2	11.8	0	0.0	2	11.8
	TOTAL	22	0	0.0	0	0.0	4	18.2	7	31.8	6	27.3	2	9.1	1	4.6	2	9.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	5	0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	0	0.0	1	20.0	1	20.0
	IMPROVED	17	0	0.0	0	0.0	1	5.9	7.5	44.1	4.5	26.5	2	11.8	0	0.0	2	11.8
	TOTAL	22	0	0.0	0	0.0	4	18.2	7	31.8	6	27.3	2	9.1	1	4.6	2	9.1

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TAXATION DISTRICT 016 TOWN OF KEWASKUM

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	114,100	100,000	114.10	114.10	114.10	0.00	100.0	1.00
	IMPROVED	3	1,122,900	1,037,900	108.19	119.51	124.00	11.66	66.7	1.10
	TOTAL	4	1,237,000	1,137,900	108.71	118.16	119.05	11.18	50.0	1.09
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	114,100	100,000	114.10	114.10	114.10	0.00	100.0	1.00
	IMPROVED	3	1,122,900	1,037,900	108.19	119.51	124.00	11.66	66.7	1.10
	TOTAL	4	1,237,000	1,137,900	108.71	118.16	119.05	11.18	50.0	1.09

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 018 TOWN OF POLK
 COUNTY 66 WASHINGTON
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	572,600	509,000	112.50	131.22	133.88	28.19	0.0	1.17
	IMPROVED	17	6,684,900	5,587,100	119.65	119.21	123.54	17.07	52.9	1.00
	TOTAL	21	7,257,500	6,096,100	119.05	121.50	123.54	19.63	42.9	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	573,000	525,000	109.14	109.14	109.14	0.00	100.0	1.00
	TOTAL	1	573,000	525,000	109.14	109.14	109.14	0.00	100.0	1.00
TOTAL	VACANT	4	572,600	509,000	112.50	131.22	133.88	28.19	0.0	1.17
	IMPROVED	18	7,257,900	6,112,100	118.75	118.65	121.28	17.08	61.1	1.00
	TOTAL	22	7,830,500	6,621,100	118.27	120.94	121.28	19.63	50.0	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
	IMPROVED	17	1	5.9	0	0.0	5	29.4	2.5	14.7	6.5	38.2	0	0.0	2	11.8	0	0.0
	TOTAL	21	1	4.8	0	0.0	7	33.3	2.5	11.9	6.5	31.0	0	0.0	4	19.1	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
	IMPROVED	18	1	5.6	0	0.0	4	22.2	4	22.2	7	38.9	0	0.0	2	11.1	0	0.0
	TOTAL	22	1	4.6	0	0.0	6	27.3	4	18.2	7	31.8	0	0.0	4	18.2	0	0.0

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TAXATION DISTRICT 022 TOWN OF TRENTON

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	16	3,941,000	3,235,400	121.81	123.23	119.70	9.07	87.5	1.01
	TOTAL	16	3,941,000	3,235,400	121.81	123.23	119.70	9.07	87.5	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	523,500	600,000	87.25	87.25	87.25	0.00	100.0	1.00
	TOTAL	1	523,500	600,000	87.25	87.25	87.25	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	17	4,464,500	3,835,400	116.40	121.11	117.75	10.21	82.4	1.04
	TOTAL	17	4,464,500	3,835,400	116.40	121.11	117.75	10.21	82.4	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	16	0	0.0	0	0.0	0	0.0	8	50.0	6	37.5	1	6.3	1	6.3	0	0.0
	TOTAL	16	0	0.0	0	0.0	0	0.0	8	50.0	6	37.5	1	6.3	1	6.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	17	0	0.0	0	0.0	1	5.9	7.5	44.1	6.5	38.2	0	0.0	2	11.8	0	0.0
	TOTAL	17	0	0.0	0	0.0	1	5.9	7.5	44.1	6.5	38.2	0	0.0	2	11.8	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 024 TOWN OF WAYNE

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	149,900	167,500	89.49	87.17	83.33	34.91	33.3	0.97
	IMPROVED	9	2,543,800	2,492,000	102.08	103.09	100.86	9.11	77.8	1.01
	TOTAL	12	2,693,700	2,659,500	101.29	99.11	99.16	15.76	58.3	0.98
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	149,900	167,500	89.49	87.17	83.33	34.91	33.3	0.97
	IMPROVED	9	2,543,800	2,492,000	102.08	103.09	100.86	9.11	77.8	1.01
	TOTAL	12	2,693,700	2,659,500	101.29	99.11	99.16	15.76	58.3	0.98

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	9	0	0.0	0	0.0	0	0.0	4.5	50.0	2.5	27.8	2	22.2	0	0.0	0	0.0
	TOTAL	12	1	8.3	0	0.0	1	8.3	4	33.3	3	25.0	2	16.7	1	8.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	9	0	0.0	0	0.0	0	0.0	4.5	50.0	2.5	27.8	2	22.2	0	0.0	0	0.0
	TOTAL	12	1	8.3	0	0.0	1	8.3	4	33.3	3	25.0	2	16.7	1	8.3	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 026 TOWN OF WEST BEND
 COUNTY 66 WASHINGTON
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	333,200	267,500	124.56	129.23	127.94	16.90	50.0	1.04
	IMPROVED	35	17,227,700	16,506,100	104.37	113.72	114.01	13.21	71.4	1.09
	TOTAL	39	17,560,900	16,773,600	104.69	115.31	114.01	13.80	69.2	1.10
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	4	333,200	267,500	124.56	129.23	127.94	16.90	50.0	1.04
	IMPROVED	35	17,227,700	16,506,100	104.37	113.72	114.01	13.21	71.4	1.09
	TOTAL	39	17,560,900	16,773,600	104.69	115.31	114.01	13.80	69.2	1.10

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	IMPROVED	35	1	2.9	3	8.6	0	0.0	13.5	38.6	11.5	32.9	4	11.4	1	2.9	1	2.9
	TOTAL	39	1	2.6	3	7.7	0	0.0	15.5	39.8	11.5	29.5	5	12.8	2	5.1	1	2.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	IMPROVED	35	1	2.9	3	8.6	0	0.0	13.5	38.6	11.5	32.9	4	11.4	1	2.9	1	2.9
	TOTAL	39	1	2.6	3	7.7	0	0.0	15.5	39.8	11.5	29.5	5	12.8	2	5.1	1	2.6

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 131 VILLAGE OF GERMANTOWN

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	16	1,634,300	1,745,150	93.65	97.19	83.93	38.46	18.8	1.04
	IMPROVED	156	38,504,300	34,401,425	111.93	115.53	111.35	11.43	82.1	1.03
	TOTAL	172	40,138,600	36,146,575	111.04	113.83	111.11	13.35	74.4	1.03
2 - COMMERCIAL	VACANT	1	505,700	624,000	81.04	81.04	81.04	0.00	100.0	1.00
	IMPROVED	13	25,989,300	23,722,000	109.56	123.63	129.97	23.49	46.2	1.13
	TOTAL	14	26,495,000	24,346,000	108.83	120.59	122.26	26.04	35.7	1.11
TOTAL	VACANT	17	2,140,000	2,369,150	90.33	96.24	81.23	37.41	23.5	1.07
	IMPROVED	169	64,493,600	58,123,425	110.96	116.16	111.89	12.73	78.1	1.05
	TOTAL	186	66,633,600	60,492,575	110.15	114.34	111.27	14.51	72.0	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	16		1	6.3	0	0.0	5	31.3	2	12.5	1	6.3	0	0.0	1	6.3
	IMPROVED	156		0	0.0	0	0.0	8	5.1	70	44.9	58	37.2	10	6.4	6	3.9
	TOTAL	172		2	1.2	5	2.9	10	5.8	69	40.1	59	34.3	15	8.7	7	4.1
2 - COMMERCIAL	VACANT	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	IMPROVED	13		1	7.7	1	7.7	3	23.1	1.5	11.5	4.5	34.6	0	0.0	2	15.4
	TOTAL	14		1	7.1	2	14.3	2	14.3	2	14.3	3	21.4	2	14.3	0	0.0
TOTAL	VACANT	17		0	0.0	1	5.9	5	29.4	2.5	14.7	1.5	8.8	0	0.0	1	5.9
	IMPROVED	169		1	0.6	1	0.6	8	4.7	74.5	44.1	57.5	34.0	14	8.3	8	4.7
	TOTAL	186		3	1.6	6	3.2	11	5.9	73	39.3	61	32.8	16	8.6	9	4.8

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 141 VILLAGE OF JACKSON

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	63,100	53,000	119.06	119.06	119.06	0.00	100.0	1.00
	IMPROVED	58	12,379,000	10,719,940	115.48	118.89	114.47	11.87	77.6	1.03
	TOTAL	59	12,442,100	10,772,940	115.49	118.89	114.87	11.69	78.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	3,110,500	3,366,000	92.41	89.53	92.59	5.34	100.0	0.97
	TOTAL	3	3,110,500	3,366,000	92.41	89.53	92.59	5.34	100.0	0.97
TOTAL	VACANT	1	63,100	53,000	119.06	119.06	119.06	0.00	100.0	1.00
	IMPROVED	61	15,489,500	14,085,940	109.96	117.44	112.57	12.53	75.4	1.07
	TOTAL	62	15,552,600	14,138,940	110.00	117.47	113.32	12.34	74.2	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	58	0	0.0	0	0.0	5	8.6	24	41.4	21	36.2	3	5.2	3	5.2	2	3.5
	TOTAL	59	0	0.0	0	0.0	5	8.5	24.5	41.5	21.5	36.4	4	6.8	2	3.4	2	3.4
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	61	0	0.0	0	0.0	7	11.5	23.5	38.5	22.5	36.9	3	4.9	3	4.9	2	3.3
	TOTAL	62	0	0.0	0	0.0	8	12.9	23	37.1	23	37.1	3	4.8	3	4.8	2	3.2

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 142 VILLAGE OF KEWASKUM
COUNTY 66 WASHINGTON
EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	52,000	40,000	130.00	130.00	130.00	0.00	100.0	1.00
	IMPROVED	28	4,763,400	4,247,750	112.14	116.68	107.29	16.91	64.3	1.04
	TOTAL	29	4,815,400	4,287,750	112.31	117.14	108.30	16.87	62.1	1.04
2 - COMMERCIAL	VACANT	1	22,800	15,000	152.00	152.00	152.00	0.00	100.0	1.00
	IMPROVED	2	334,700	305,000	109.74	106.53	106.53	8.75	100.0	0.97
	TOTAL	3	357,500	320,000	111.72	121.68	115.85	15.77	33.3	1.09
TOTAL	VACANT	2	74,800	55,000	136.00	141.00	141.00	7.80	100.0	1.04
	IMPROVED	30	5,098,100	4,552,750	111.98	116.00	107.29	16.37	66.7	1.04
	TOTAL	32	5,172,900	4,607,750	112.27	117.56	108.63	17.03	62.5	1.05

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	28	0	0.0	0	0.0	3	10.7	11	39.3	7	25.0	3	10.7	1	3.6	3	10.7
	TOTAL	29	0	0.0	0	0.0	3	10.3	11.5	39.7	6.5	22.4	4	13.8	1	3.5	3	10.3
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	1	33.3	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	30	0	0.0	0	0.0	3	10.0	12	40.0	8	26.7	3	10.0	1	3.3	3	10.0
	TOTAL	32	0	0.0	0	0.0	3	9.4	13	40.6	7	21.9	4	12.5	2	6.3	3	9.4

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 161 VILLAGE OF NEWBURG

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	774,700	695,000	111.47	110.68	112.31	7.04	100.0	0.99
	TOTAL	4	774,700	695,000	111.47	110.68	112.31	7.04	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	774,700	695,000	111.47	110.68	112.31	7.04	100.0	0.99
	TOTAL	4	774,700	695,000	111.47	110.68	112.31	7.04	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 166 VILLAGE OF RICHFIELD
COUNTY 66 WASHINGTON
EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	11	1,247,700	1,180,900	105.66	109.83	117.89	16.68	45.5	1.04
	IMPROVED	74	22,930,000	22,112,500	103.70	105.47	103.38	9.24	83.8	1.02
	TOTAL	85	24,177,700	23,293,400	103.80	106.04	103.55	10.65	77.7	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	11	1,247,700	1,180,900	105.66	109.83	117.89	16.68	45.5	1.04
	IMPROVED	74	22,930,000	22,112,500	103.70	105.47	103.38	9.24	83.8	1.02
	TOTAL	85	24,177,700	23,293,400	103.80	106.04	103.55	10.65	77.7	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	11		0	0.0	1	9.1	4	36.4	.5	4.6	4.5	40.9	0	0.0	1	9.1
	IMPROVED	74		0	0.0	0	0.0	4	5.4	33	44.6	29	39.2	5	6.8	2	2.7
	TOTAL	85		0	0.0	0	0.0	7	8.2	35.5	41.8	30.5	35.9	8	9.4	2	2.4
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	11		0	0.0	1	9.1	4	36.4	.5	4.6	4.5	40.9	0	0.0	1	9.1
	IMPROVED	74		0	0.0	0	0.0	4	5.4	33	44.6	29	39.2	5	6.8	2	2.7
	TOTAL	85		0	0.0	0	0.0	7	8.2	35.5	41.8	30.5	35.9	8	9.4	2	2.4

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 181 VILLAGE OF SLINGER
 COUNTY 66 WASHINGTON
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	6	409,000	365,700	111.84	123.29	114.08	30.94	33.3	1.10
	IMPROVED	40	9,360,300	8,318,994	112.52	114.67	111.07	9.66	80.0	1.02
	TOTAL	46	9,769,300	8,684,694	112.49	115.80	111.07	12.54	73.9	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	1,714,800	2,228,000	76.97	88.96	91.07	21.33	33.3	1.16
	TOTAL	3	1,714,800	2,228,000	76.97	88.96	91.07	21.33	33.3	1.16
TOTAL	VACANT	6	409,000	365,700	111.84	123.29	114.08	30.94	33.3	1.10
	IMPROVED	43	11,075,100	10,546,994	105.01	112.88	110.38	10.67	79.1	1.07
	TOTAL	49	11,484,100	10,912,694	105.24	114.16	110.38	13.28	73.5	1.08

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	6	0	0.0	2	33.3	0	0.0	1	16.7	1	16.7	1	16.7	0	0.0	1	16.7
	IMPROVED	40	0	0.0	0	0.0	1	2.5	19	47.5	13	32.5	6	15.0	0	0.0	1	2.5
	TOTAL	46	0	0.0	0	0.0	3	6.5	20	43.5	14	30.4	7	15.2	0	0.0	2	4.4
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
TOTAL	VACANT	6	0	0.0	2	33.3	0	0.0	1	16.7	1	16.7	1	16.7	0	0.0	1	16.7
	IMPROVED	43	1	2.3	0	0.0	1	2.3	19.5	45.3	14.5	33.7	6	14.0	0	0.0	1	2.3
	TOTAL	49	1	2.0	0	0.0	3	6.1	20.5	41.8	15.5	31.6	7	14.3	0	0.0	2	4.1

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 236 CITY OF HARTFORD

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	193,000	190,620	101.25	105.31	113.16	26.23	50.0	1.04
	IMPROVED	119	23,119,400	19,732,313	117.17	125.97	117.00	17.33	67.2	1.08
	TOTAL	123	23,312,400	19,922,933	117.01	125.30	117.00	17.59	66.7	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	6,282,300	6,161,200	101.97	130.60	101.74	34.15	85.7	1.28
	TOTAL	7	6,282,300	6,161,200	101.97	130.60	101.74	34.15	85.7	1.28
TOTAL	VACANT	4	193,000	190,620	101.25	105.31	113.16	26.23	50.0	1.04
	IMPROVED	126	29,401,700	25,893,513	113.55	126.23	116.03	18.48	66.7	1.11
	TOTAL	130	29,594,700	26,084,133	113.46	125.59	116.03	18.69	66.2	1.11

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	1	25.0	0	0.0
	IMPROVED	119	0	0.0	2	1.7	9	7.6	48.5	40.8	31.5	26.5	17	14.3	8	6.7	3	2.5
	TOTAL	123	1	0.8	2	1.6	9	7.3	49.5	40.2	32.5	26.4	18	14.6	8	6.5	3	2.4
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	0	0.0	1	14.3
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	0	0.0	1	14.3
TOTAL	VACANT	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	1	25.0	0	0.0
	IMPROVED	126	0	0.0	2	1.6	9	7.1	52	41.3	32	25.4	18	14.3	9	7.1	4	3.2
	TOTAL	130	1	0.8	2	1.5	9	6.9	53	40.8	33	25.4	19	14.6	9	6.9	4	3.1

TAXATION DISTRICT 251 CITY OF MILWAUKEE

COUNTY 66 WASHINGTON

EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 291 CITY OF WEST BEND
 COUNTY 66 WASHINGTON
 EQ ADMIN AREA 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	114,800	95,000	120.84	120.48	120.48	5.74	100.0	1.00
	IMPROVED	113	19,707,540	19,273,570	102.25	103.48	102.37	6.47	94.7	1.01
	TOTAL	115	19,822,340	19,368,570	102.34	103.78	102.54	6.65	93.9	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	4,456,100	4,802,100	92.79	93.20	93.48	4.51	100.0	1.00
	TOTAL	6	4,456,100	4,802,100	92.79	93.20	93.48	4.51	100.0	1.00
TOTAL	VACANT	2	114,800	95,000	120.84	120.48	120.48	5.74	100.0	1.00
	IMPROVED	119	24,163,640	24,075,670	100.37	102.96	102.08	6.61	95.0	1.03
	TOTAL	121	24,278,440	24,170,670	100.45	103.25	102.12	6.79	94.2	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	113	0	0.0	0	0.0	2	1.8	54.5	48.2	52.5	46.5	2	1.8	0	0.0	2	1.8
	TOTAL	115	0	0.0	0	0.0	2	1.7	55.5	48.3	52.5	45.7	3	2.6	0	0.0	2	1.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	119	0	0.0	0	0.0	2	1.7	57.5	48.3	55.5	46.6	2	1.7	0	0.0	2	1.7
	TOTAL	121	0	0.0	0	0.0	2	1.7	58.5	48.4	55.5	45.9	3	2.5	0	0.0	2	1.7

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 142 VILLAGE OF KEWASKUM

COUNTY 66 WASHINGTON 20 FOND DU LAC

EQ ADMIN AREA 77 MILWAUKEE 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	52,000	40,000	130.00	130.00	130.00	0.00	100.0	1.00
	IMPROVED	28	4,763,400	4,247,750	112.14	116.68	107.29	16.91	64.3	1.04
	TOTAL	29	4,815,400	4,287,750	112.31	117.14	108.30	16.87	62.1	1.04
2 - COMMERCIAL	VACANT	1	22,800	15,000	152.00	152.00	152.00	0.00	100.0	1.00
	IMPROVED	2	334,700	305,000	109.74	106.53	106.53	8.75	100.0	0.97
	TOTAL	3	357,500	320,000	111.72	121.68	115.85	15.77	33.3	1.09
TOTAL	VACANT	2	74,800	55,000	136.00	141.00	141.00	7.80	100.0	1.04
	IMPROVED	30	5,098,100	4,552,750	111.98	116.00	107.29	16.37	66.7	1.04
	TOTAL	32	5,172,900	4,607,750	112.27	117.56	108.63	17.03	62.5	1.05

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	28	0	0.0	0	0.0	3	10.7	11	39.3	7	25.0	3	10.7	1	3.6	3	10.7
	TOTAL	29	0	0.0	0	0.0	3	10.3	11.5	39.7	6.5	22.4	4	13.8	1	3.5	3	10.3
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	1	33.3	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	30	0	0.0	0	0.0	3	10.0	12	40.0	8	26.7	3	10.0	1	3.3	3	10.0
	TOTAL	32	0	0.0	0	0.0	3	9.4	13	40.6	7	21.9	4	12.5	2	6.3	3	9.4

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 161 VILLAGE OF NEWBURG

COUNTY 66 WASHINGTON 45 OZAUKEE

EQ ADMIN AREA 77 MILWAUKEE 77 MILWAUKEE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	919,800	802,000	114.69	115.66	117.69	8.42	60.0	1.01
	TOTAL	5	919,800	802,000	114.69	115.66	117.69	8.42	60.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	919,800	802,000	114.69	115.66	117.69	8.42	60.0	1.01
	TOTAL	5	919,800	802,000	114.69	115.66	117.69	8.42	60.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	1.5	30.0	1	20.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	1.5	30.0	1	20.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	1.5	30.0	1	20.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	1.5	30.0	1	20.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT	236	CITY OF HARTFORD	230	CITY OF HARTFORD
COUNTY	66	WASHINGTON	14	DODGE
EQ ADMIN AREA	77	MILWAUKEE	76	MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	193,000	190,620	101.25	105.31	113.16	26.23	50.0	1.04
	IMPROVED	119	23,119,400	19,732,313	117.17	125.97	117.00	17.33	67.2	1.08
	TOTAL	123	23,312,400	19,922,933	117.01	125.30	117.00	17.59	66.7	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	6,282,300	6,161,200	101.97	130.60	101.74	34.15	85.7	1.28
	TOTAL	7	6,282,300	6,161,200	101.97	130.60	101.74	34.15	85.7	1.28
TOTAL	VACANT	4	193,000	190,620	101.25	105.31	113.16	26.23	50.0	1.04
	IMPROVED	126	29,401,700	25,893,513	113.55	126.23	116.03	18.48	66.7	1.11
	TOTAL	130	29,594,700	26,084,133	113.46	125.59	116.03	18.69	66.2	1.11

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	1	25.0	0	0.0
	IMPROVED	119	0	0.0	2	1.7	9	7.6	48.5	40.8	31.5	26.5	17	14.3	8	6.7	3	2.5
	TOTAL	123	1	0.8	2	1.6	9	7.3	49.5	40.2	32.5	26.4	18	14.6	8	6.5	3	2.4
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	0	0.0	1	14.3
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	0	0.0	1	14.3
TOTAL	VACANT	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	1	25.0	0	0.0
	IMPROVED	126	0	0.0	2	1.6	9	7.1	52	41.3	32	25.4	18	14.3	9	7.1	4	3.2
	TOTAL	130	1	0.8	2	1.5	9	6.9	53	40.8	33	25.4	19	14.6	9	6.9	4	3.1